148.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,025,400 / 1,025,400
					USE VALUE:	1,025,400 / 1,025,400
					ASSESSED:	1,025,400 / 1,025,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	HIGGINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REILLY JOHN F & MARIA C/TRS
Owner 2:	REILLY FAMILY NOMINEE TRUST
Owner 3:	
Street 1:	P.O. BOX 573
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	REILLY JOHN -
Owner 2:	-
Street 1:	P.O. BOX 573
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 3132 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4619.000	629,500	4,900	391,000	1,025,400
Total Card	0.106	629,500	4,900	391,000	1,025,400
Total Parcel	0.106	629,500	4,900	391,000	1,025,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.39 /Parcel: 327.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	629,500	4900	4,619.	391,000	1,025,400		Year end	12/23/2021
2021	105	FV	601,900	4900	4,619.	391,000	997,800		Year End Roll	12/10/2020
2020	105	FV	602,100	4900	4,619.	391,000	998,000	998,000	Year End Roll	12/18/2019
2019	105	FV	446,300	4900	4,619.	391,000	842,200	842,200	Year End Roll	1/3/2019
2018	105	FV	446,300	4900	4,619.	346,300	797,500	797,500	Year End Roll	12/20/2017
2017	105	FV	419,900	4900	4,619.	290,500	715,300	715,300	Year End Roll	1/3/2017
2016	105	FV	419,900	4900	4,619.	290,500	715,300	715,300	Year End	1/4/2016
2015	105	FV	376,400	4900	4,619.	251,400	632,700	632,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY JOHN,	60177-450		10/4/2012	Convenience	1	No	No		
REILLY JOHN & R	30584-378		8/25/1999	Family	80,000	No	No		
REILLY JOHN/ETA	26796-244		11/1/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	953	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2008	Measured	336	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4619		Sq. Ft.	Site		0	70.	1.21	8									391,000						391,000	

PRINT

Date	Time
12/30/21	12:44:33

LAST REV

Date	Time
09/07/18	08:57:25
danam	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 97433
GIS Ref:
GIS Ref:
Insp Date: 12/19/08

!11573!

PAT ACCT.: 11573

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97433
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.10604	Total SF/SM:	4619	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	391,000	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98524904
Const Adj.:	0.97757620
Adj $ / SQ:	173.368
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773311
Depreciation:	143836
Depreciated Total:	629475

COMMENTS

3 MAIL BOXES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

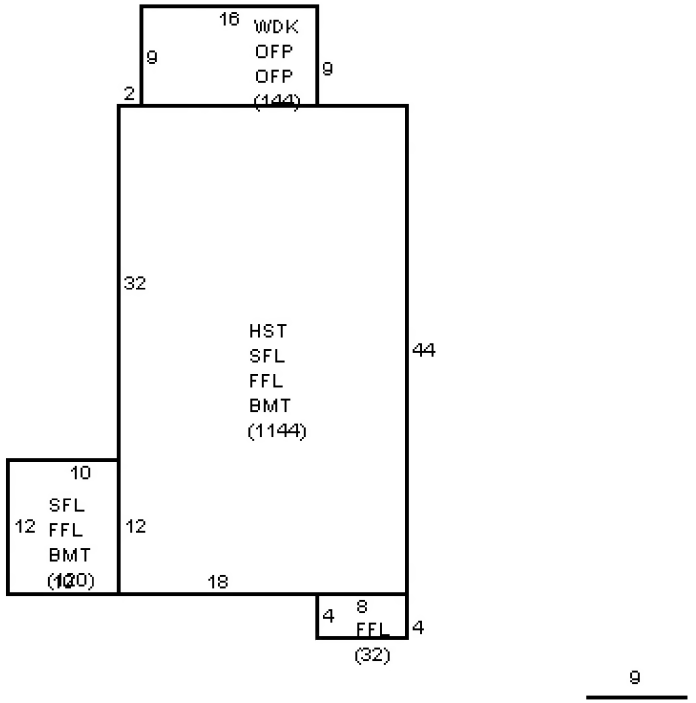
No Unit	RMS	BRS	FL
2	6	3	
1	4	2	
Totals			
3	16	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.37
Special Features:	0	Val/Su Net:	130.39
Final Total:	629500	Val/Su SzAd	200.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,296	173.370	224,685
BMT	Basement	1,264	52.010	65,741
SFL	Second Floor	1,264	173.370	219,137
HST	Half Story	572	173.370	99,167
OFP	Open Porch	288	21.730	6,258
WDK	Deck	144	12.650	1,822

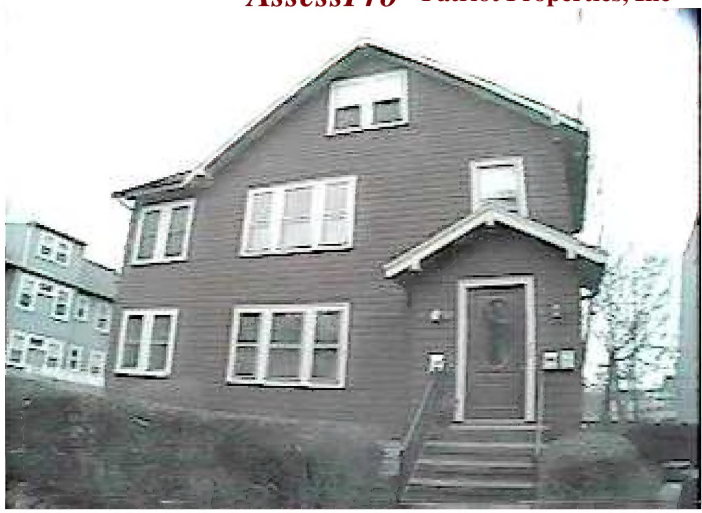
Net Sketched Area:	4,828			Total:	616,810
Size Ad	3132	Gross Area	5400	FinArea	3132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1921	21.58	T	40	105			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900